

To Cattlemen and Miningmen

ABSOLUTELY the best building lot in the heart of the business center of El Paso, Tex., is for sale. It contains nearly 5000 square feet, and as an investment is unparalleled.

Refer to the map on this page, showing the location of this lot.

El Paso will grow faster in the next five years than she has grown in the last ten.

Practically all the inside business property in El Paso, especially the corners, is held in strong hands and is not for sale at any price within reach.

The lot herein offered for sale is one of the most desirable in the city, for office building, bank or retail trade purposes, or for investment or speculation.

It is absolutely unique in its superb exposure, fronting on three main thoroughfares, and its southeastern and southwestern exposures being forever protected by the open plaza.

Myrtle and San Antonio streets will undoubtedly be the principal thoroughfares to the east. They will soon be paved and opened through to East El Paso.

Business trends strongly in that direction.

The Toltec club is erecting its splendid \$100,000 building three blocks east of this lot, and the lot where the Airdome is now located will probably be occupied in the near future by either the United States postoffice or a first class hotel.

South Stanton is and will always be the principal thoroughfare to Juarez. This street will be paved soon to the river, and will build up rapidly.

Stanton street already has the city's largest and costliest office buildings upon it. North

Invest Now In the Best Piece of Business Property In El Paso.

Stanton street has had more money spent on it in new buildings within the past two years than any other street in the city. Several costly and attractive buildings are planned for this street in the near future, notably, the Bassett building for the corner of Stanton and Texas, which Mr. Bassett expects to erect at a cost of several hundred thousand dollars.

The lot herein offered for sale will soon be the very heart and center of the business district. The building of the new steel viaduct at

Austin street will tend to divert traffic past this lot direct from the northeastern sections of the city. The certainty that the North Octavia street crossing will soon be made safe by a viaduct or subway adds to the importance of this lot in the eastward-trending development of the business district.

The great bulk of the Valley travel and trade—in the near future to be a supremely important factor in El Paso's retail merchandising—will pass directly by this lot, coming in by San An-

tonio and Myrtle streets as the shortest and most direct route from the lower Valley. The great market house of the near future will be either on Stanton or East Overland street, very near this lot, or it will be in the west end of town, necessitating all lower Valley traffic passing by this lot.

All cars of the El Paso Valley Interurban Railway will come into town along Myrtle or San Antonio street and will necessarily pass directly in front of this lot.

We are authorized to offer on favorable terms on this splendid property, and we recommend it as the best staple investment purchase in El Paso.

AUSTIN & MARR,
EL PASO, TEXAS.

